



Community Development Department

Director: Lauren Prentice

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Submit to: planning@co.walla-walla.wa.us

https://www.co.walla-walla.wa.us/residents/community_development/index.php

FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

File(s):	SEPA21-012
Description of Proposal:	The proposal is to construct a 20,000 square foot commercial building at a 4.96-acre site parallel to the Snake River. The site housed a 40,000 square foot commercial building that has burned down. The new building will utilize portions of the prior building's footprint.
Proponent:	BJORN JOHNSON CONSTRUCTION LLC PO BOX 16780 MISSOULA MT, 59808
Owner:	SNAKE RIVER AGRICULTURE LLC 2699 ROAD 68 PASCO WA, 99301
Location of Proposal:	The site is located generally at 396 GRAIN TERMINAL RD (APN 300802120013).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Determination of Non-Significance (DNS) is based on the project as proposed and reflected in the following:

- Attachment A: Revised SEPA Checklist (SEPA21-012), dated 01/05/2022
- Attachment B: Geologically hazardous areas (seismic hazard with a moderate to high liquefaction susceptibility) report prepared by Michael Black, PE, dated 06/25/2021.
- Attachment C: Revised Site Plan Indicating Finished Floor Elevation of 349.67', NGVD 1929, Prepared by Nathan J. Machiela, P.E., Knutzen Engineering, dated 01/17/2022
- Attachment D: Letter of Map Revision (LOMR) 12-10-0991P-530194 – With Snake River Flood Profile showing BFE that is approximately 345.6' NGVD 1929, (pages 8-16)
- Attachment E: Revised Joint Aquatic Resource Permit Application (JARPA) Form, signed 01/14/2022
- Attachment F: Responses for SMP Conditional Use Permit Approval Criteria, prepared by Gavin Gervais, EIT, Project Engineer, Knutzen Engineering, dated 01/17/2022
- Attachment G: Statutory Warranty Deed dated 10/26/1988 (# 8807135)
- Attachment H: Stormwater Management Design Report, prepared by Paul Knutzen, PE and

Gavin Gervais, EIT, dated 01/07/2022

- Attachment I: Memo responding to Walla Walla County Environmental Health Division, prepared by Gavin Gervais, EIT, Project Engineer, dated 01/17/2022
- Attachment J: Email response from Andrew Maycumber, Environmental Health Program Manager, recommending approval of the project, dated 02/02/2022

This DNS is issued after using the optional DNS process in WAC 197-11-355. **There is no further comment period on this DNS.**

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.


This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or if the DNS was procured by misrepresentation or lack of material disclosure.

Lead Agency: Walla Walla County

Responsible official: Lauren Prentice, Community Development Director

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Issue Date: 3/3/2022

Signature:  _____ **Date:** 3/3/2022 _____

Staff Contact: Don Sims, Associate Planner, 509-524-2618

You may appeal this determination, in writing, to the CDD no later than fourteen days from the date of issue. You should be prepared to make specific factual objections. Contact the CDD to read or ask about the procedures for SEPA appeals and obtain details regarding submittals for appeals (including application forms and fees). Walla Walla County Code (WWCC) Chapter 14.11 outlines the County's appeal procedure.